2

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $740,000.00.

Affiant

Subscribed and sworn to me on May 23, 2007.

NOTARY PUBLIC

My Commission Expires: 5/22/2010

Davidson County DEEDWARR
Recvd: 05/25/07 10:18 2 pgs
Fees:13.00 Taxes:2738.00
20070525-0062500

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Windsor Park Investments, LLC 504 Windsor Park Lane Nashville, TN 37205	SAME AS OWNER	Part of 11608007100

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Windsor Park, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Windsor Park Investments, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee and being more particularly described as follows:

Lot 1, Unit 504 on the plat entitled Revision of the Resubdivision of Lots 113 and 114 Kenner Manor of record in Instrument No. 20060215-0018297, Register's Office for Davidson County, Tennessee, more specifically described as Unit 504 on Exhibit D to the Declaration of Covenants, Conditions and Restrictions for Windsor Park, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20061204-0149590, Register's Office for Davidson County, Tennessee, to which Plan and Declaration reference is hereby made for a more complete legal description.

Being a part of the same property conveyed to Windsor Park, LLC, a Tennessee limited liability company, by Quitclaim Deed dated April 28, 2006 from Asghar Mahdavi and wife, Nancy Baird Mahdavi of record in Instrument No. 20060630-0078714, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. All matters as shown on the plat of record in Instrument No. 20060215-0018297, Register's Office for Davidson County, Tennessee; and
3. Articles of Organization of Windsor Park, LLC of record as Instrument No. 20060630-0078715, said Register's Office; and
4. Declaration of Covenants, Conditions and Restrictions for Windsor Park, a horizontal property regime with private elements of record in Instrument No. 20061204-0149590, said Register's Office; and
5. Charter of Windsor Park Townhomes Association, Inc. of record in Instrument No. 20061205-0150007, said Register's Office; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is also known as improved property located at 504 Windsor Park Lane, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on May 21, 2007.

Windsor Park, LLC, a Tennessee limited liability company

By: _____

Its: Chief Manager

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Asghar Mahdavi, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Chief Manager of Windsor Park, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing for Windsor Park, LLC, a Tennessee limited liability company by himself/herself as Chief Manager.

WITNESS MY HAND AND OFFICIAL SEAL, this the 21st day of May, 2007.

NOTARY PUBLIC

My Commission Expires: July 14, 2007

FRANCISCO A. SANTAELLA
Comm. # 1430571
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires July 14, 2007